

Chairman MacQueen referred to the letter from Attorney Hirsch of Archer & Greiner regarding the letter from NJDEP-Highlands on C&C Homes. Attorney Gallina stated he discussed the letter with Engineer Risse and also spoke with Attorney Hirsch and the letter will be reference in the subdivision deeds. Once the deeds are reviewed and approved, the board can sign the deeds. Chairman MacQueen noted that this was the first subdivision to get approval from the Highlands in the Township.

NEW BUSINESS:

Darin McDowell
51 Dutch Hill Road
Hampton, N.J. 08827

Block #73 Lots #53/54
Dutch Hill Road RC 7½

FORMAL APPLICATION

Lot Line Adjustment/Merger

Mr. McDowell represented himself and before making his presentation to the board, Attorney Gallina had Mr. McDowell sworn in. Engineer Risse reviewed for the board his report. Mr. McDowell would like to increase his property by taking a portion of Lot #54 which presently consists of 31.22 acres and merge 0.289 acres to the back portion of Mr. McDowell's lot. Mr. McDowell stated the reason for the merger is

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to make his lot larger. Engineer Risse noted that no new lots are being created, just an adjustment of a lot line. Engineer Risse stated that with this type of application, several of the checklist items can be waived and listed the items in question. Engineer Risse recommended the following checklist items to be waived: Items #16, #22, #23, #40, #50, #56, #59 and #60. Engineer Risse stated that with the Lot Line Adjustment, Mr. McDowell's lot will go from 0.168 acres to 0.457 acres. After the merger, Lot #54 will consist of 30.921 acres and will continue to comply with the RC 7½ acre zoning. Mr. McDowell informed the board that he had contacted the NJDEP-Highlands last October and was informed that as long as he was not building anything, it would not be a problem with the Lot Line Adjustment. After a brief discussion by the board and being no questions from the public, motion by Mr. Rich and seconded by Mr. Spatz to grant the waivers and the merge of 0.289 acres to Lot #53 with the following conditions:

- a. Applicant to obtain any necessary approvals from outside agencies having jurisdiction.
- b. Applicant shall submit conforming subdivision deeds for review and approval by the Board Attorney and Engineer.

ROLL CALL	Yes: Mr. Weeks	Mr. MacQueen	No: None
	Mr. Schmidt	Ms. Bleck	
	Mr. Gerlich	Mr. Spatz	
	Mr. Piasecki	Ms. Schriver	
	Mr. Rich		

Attorney Gallina will prepare the Resolution to be on the Agenda of October 17, 2006.

ITEMS FOR DISCUSSION:

- a. Draft of Amended Fee Schedule Ordinance – Attorney Gallina

Attorney Gallina stated that the original discussion was to amend the Fee Schedule for escrows regarding Exemption from Site Plan Review. The escrow fee at the present time is \$75.00 which is totally inappropriate and the board decided to increase it to \$400.00 since our professionals have to review this type of application. After a brief discussion, motion by Mr. Spatz and seconded by Mr. Piasecki to approve the increase for Escrow to \$400.00 and to forward the amendment on to the Township Committee for Introduction and Adoption. Unanimously approved.

Chairman MacQueen announced that since Planner Bolan was unable to attend tonight's meeting, Items b,c,d,e,f,g will be placed on the agenda for October 17th for discussion.

- B. Zone Change Request – Planner Bolan
- c. Tree Ordinance – proposed amendments
- d. Fence Ordinance – Planner Bolan
- e. Monuments & Pillars on residential properties – Planner Bolan
- f. Memo from Exc. Director Eileen Swan re: Update on proposed changes to the Preliminary State Plan and scheduled Cross-Acceptance Negotiations
- g. Update on COAH Letter Items – Planner Bolan

Chairman MacQueen asked Ms. Jacobus if Ms. Glashoff had left any information regarding the Training Courses being offered. Ms. Jacobus informed the board that the next course being offered would be held at the Bethlehem Township Municipal Building in Hunterdon County on Saturday October 28th from 8:00 am to 1:15 pm. Ms. Jacobus informed the board that she did not know of any other courses except for Atlantic City in November.

PRESENTATION OF BILLS & REPORT:

a. John Gallina, Esq.	\$393.90
b. Banisch Associates	\$479.50
c. Bayer/Risse Engrs.	\$707.00
Total:	\$1,580.40

Motion by Mr. Rich and seconded by Ms. Bleck to approve the bills as presented which includes the bills from Bayer/Risse on the Agenda Addendum. Unanimously approved.

Chairman MacQueen informed the board that he had Ms. Glashoff check with the Construction Department on the status of Mohawk Oil. Mohawk has a permit for the foundation but nothing else. Ms. Glashoff then contacted Mark Salisbury of Mohawk Oil to find out when construction would begin and informed him that the Planning Board would like an update and status report. Mr. Salisbury sent the letter you all have this evening with a progress report. The board questioned the status of the fire tank. Engineer Risse noted that the discussion with Mohawk and the fire tank was before the Fire Protection Ordinance had been adopted. There had been some discussion on when the fire tank would be installed, either before the issuance of the CO or after some of the construction had been done. Mohawk is to install a 10,000 gallon

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tank and they wanted to put in at the back of the property behind the septic area and that had to be installed first. Mr. Spatz stated that the septic system has been installed. Engineer Risse noted that the gas tanks that were in the ground had leaked and Mohawk was involved with the demolition and clean up the area with NJDEP. Engineer Risse stated that he had received a phone call from Mark Salisbury the end of August and was informed that Mohawk plans on getting the project started sometime early this fall. They finally got everything completed with NJDEP and have a contract lined up for excavation.

Chairman MacQueen asked about the status of the fire tank at Davara. Engineer Risse informed the board that everything is completed. Chairman MacQueen asked about the stand pipe that the Fire Department and Mr. English had issue with and wanted to know if that issue had been resolved. Engineer Risse spoke with Fire Chief Gabriel and what we will need to do is amend the Fire Protection Ordinance to specify the exact parts that need to be installed so we don't have any problems in the future. Chairman MacQueen referred to the ordinance in installation requirements that Washington Township has for installing a Fire Tank and that we should get a copy of it.

OPEN TO THE PUBLIC

Chairman MacQueen opened the meeting to the public. Nancy Darois asked if the public would be able to get copies of the zoning changes and ordinance amendments that the board will be working on for review. Chairman MacQueen informed Ms. Darois that she could stop in and see Ms. Glashoff for copies.

Mr. Schmidt asked about the Highlands Update and the Municipal Role. Mr. Schmidt wanted to know if the .25 acre impervious cover replaces the 3% impervious cover limitation. Engineer Risse stated that they are used for two different purposes. An application is considered a "Major Highlands Development" if there is a proposed increase in new impervious cover of ¼ acre or more. A Major Highlands Development would require a Highlands permit. Under the Highlands rules, the development would be capped at an overall impervious limit of 3% including both existing and proposed impervious surfaces. In the instance where you have an 8.33 acre vacant lot, if you were to propose a development with 1.4 acre of impervious surface the ¼ acre would also represent 3% of the lot and you would not be able to exceed the ¼ acre threshold. In the instance where you have a 100 acre lot, if you propose a development with at least ¼ acre of new impervious surface you would be regulated by the Highlands rules and as such, you would be limited to no more than 3 acres of existing and proposed impervious surfaces. In the instance where your lot already has in excess of 3% impervious cover, you are not permitted to add any additional impervious cover.

Ms. Jacobus informed the board that the board received \$3,750 from the Highlands for the grant which is the first installment.

Being no further business to come before the board, nor comments from the public, motion by Ms. Schriver and seconded by Mr. Spatz to adjourn the meeting at 7:40 p.m. Unanimously approved.

CHAIRMAN GARY MACQUEEN

GAIL W. GLASHOFF, PLANNING BOARD CLERK

Minutes prepared by Board Clerk Ms. Glashoff